

# \$1,899,000 - 1907 28 Avenue Sw, Calgary

MLS® #A2200035

**\$1,899,000**

5 Bedroom, 4.00 Bathroom, 2,923 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

FULLY LANDSCAPED | INSULATED & DRYWALLED ATTACHED GARAGE | SOUTH BACK YARD | DESIGNER LIGHTING | ENGINEERED HARDWOOD | ELEVATOR | HIGH-END KITCHEN | CUSTOM BUILT-INS | HIGH-EFFICIENCY | 5 BEDROOMS & 4.5 BATHROOMS | FINISHED BASEMENT WITH HEATED FLOORS | LAVISH ENSUITE WITH HEATED FLOORS | OUTSTANDING LOCATION | DOWNTOWN VIEWS | This impressive brand new, Three storey home with just under 3600 sqf of living space is located in the sought after neighbourhood of South Calgary. Pristine design with modern finishings, exquisite attention to detail, and contemporary final touches. This home includes an elevator with access to all 4 floors, oversized windows that brightens the foyer, living room, formal open dining room, high-end kitchen, mudroom & natural light from front to back. The kitchen has designer finishes, quartz countertop that can seat 6 individuals, upgraded stainless steel appliances such as a gas cooktop, convection wall oven and microwave. The second floor invites you to explore three bedrooms, a full-size upper floor laundry room, five-piece ensuite, a four-piece bath, a lavish & relaxing master retreat w/custom walk in closet and magnificent ensuite with a large soaker tub, double vanity & custom shower. The third level has an additional bedroom and four-piece bath as well as a large flex room that leads to a rooftop patio with downtown views. The lower level



includes a recreation room, a full three-piece bath and fifth bedroom. The backyard is a multi-tiered yard with a patio to enjoy the summer nights.

Built in 2023

**Essential Information**

MLS® #	A2200035
Price	\$1,899,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,923
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

**Community Information**

Address	1907 28 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1K2

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Bar, Bookcases, Built-in Features, Central Vacuum, Elevator, Kitchen Island, Soaking Tub, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Garburator, Gas Cooktop, Humidifier, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer

Heating	High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Lane, Landscaped, Sloped, Views
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 6th, 2025
Days on Market	44
Zoning	RC2

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.